

SPENCE WILLARD



Lavender Cottage, Newbridge, Isle of Wight

A wonderful example of a detached and substantially extended, natural stone, characterful cottage with a delightful, well-established garden, double garage and superb country views situated in this charming West Wight Village.

VIEWING

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Lavender Cottage is located in a commanding and elevated position and has recently been the subject of a major refurbishment and now offers a new owner a superb opportunity to acquire a truly impressive property. The current owners have undertaken significant works to the property, which has created a spacious three-bedroom house with an excellent blend of new and old architectural design. In 2018 a new central heating system was installed, new wiring through out, under floor heating in the kitchen/ dining room including a Whole House Heat Recovery system. A modern extension was constructed on the south-west side of the house which has led to a truly impressive kitchen/diner which offers stunning views and a full bank of bi-fold doors. The kitchen is bespoke and is well-equipped with units and appliances.

There is a fabulous outside terrace and a Mediterranean themed outdoor kitchen, ideal for outdoor entertaining and al fresco dining, a great addition to the cottage. A high-quality oak framed open sided pagoda gives an excellent covered entertaining area with power and light fitted. From this area there are fine, southerly, views across the garden and rolling hills towards The Downs.

The house benefits from a flexible layout with two cosy front sitting rooms which are west facing. There is a spacious ground floor shower room and three good sized bedrooms on the first floor, one of which has en-suite facilities.

The village of Newbridge is accessible to miles of footpaths and bridleways giving access to fabulous downland and coastal scenery. It is situated approximately equidistant of the Island's commercial centre of Newport and the village of Freshwater to the West and the historic harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities is within a 15 minute drive.

Outside

There is a driveway leading to a detached double garage and a side path leading up to the main part of the garden. The garden backs onto farmland on the eastern side. There is a well-stocked garden with a good range of mature plants. The double garage offers a useful space and could be used for alternative uses (subject to obtaining necessarily permission). There is an EV Charging Point and in front of the garage is off street car parking.

Services

Mains drainage and electricity serve the property. LPG gas central heating.

Council Tax
Band D.

EPC Rating
E.

Postcode
PO41 0TX

Viewings
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.







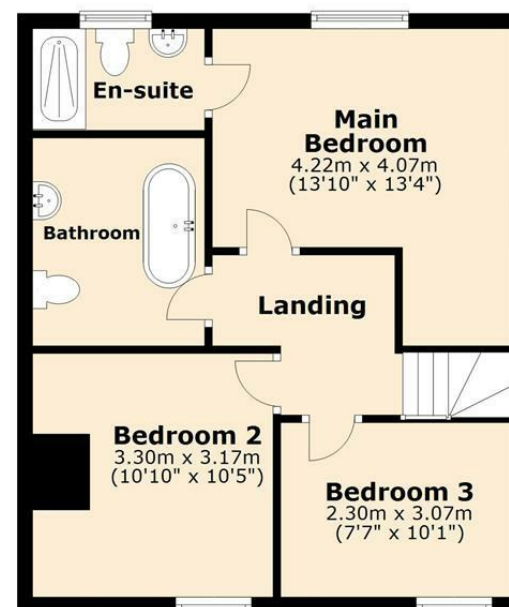
Ground Floor

Approx. 69.8 sq. metres (751.5 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.6 sq. feet)



Total area: approx. 118.0 sq. metres (1270.0 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, fittings and appliances, sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Plan produced by Silver Arch Property Solutions Limited.
Plan produced using PlanUp.

Lavender Cottage, Main Road, Newbridge PO41 0TX

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